

CITY OF VANCOUVERSPECIAL COUNCIL - JULY 11, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 11, 1978, at approximately 7:30 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Mayor Volrich

Ald. Brown, Ford, Gerard, Harcourt,
Kennedy, Puil, Rankin

ABSENT:

Ald. Bellamy, Gibson, Marzari

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Brown

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider an amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Clerk read the application together with related information.

Proposed Rezoning of three lots on the
South Side of East Georgia Street

A rezoning application has been received as follows:

LOCATION:

3 LOTS ON THE SOUTH SIDE OF EAST GEORGIA STREET
WEST OF GLEN DRIVE
Lots 6, 7 and 8, Block 95, D.L. 181, Plan 196

Present Zone: RT-3 Two-Family Dwelling District
Requested Zone: M-1 Industrial District

The Director of Planning recommends that the rezoning be refused.

The application arises from a request by the owner of Lots 6 and 7 (1026 and 1030 East Georgia Street) to rezone Lots 6 and 7 back to M-1 (Industrial District), and pursuant to a subsequent resolution of City Council instructing Lot 8 be included in the application.

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Mr. D. Cornejo, Area Planner, reviewed the background to the application. He advised the subject lots had been included in the Kiwassa N.I.P. Area rezoning approved by Council at a Public Hearing in the area on February 23, 1978, whereby most of the Kiwassa area had been rezoned from M-1 (Industrial) to RT-3 (Duplex and Semi-Detached). Lots 6 and 7 were owned by Mr. Martin Mache and were occupied by two family residences. Lot 8 was City-owned and contained no buildings.

Subsequent to the Public Hearing, the legal representative of the owner of Lots 6 and 7 appeared before Council and requested that the lots be excluded from rezoning because Council at the Public Hearing deleted a number of properties from the rezoning at the owners' request.

Mr. Cornejo advised that the Director of Planning felt if Council approved the rezoning back to M-1, a fairly dangerous precedent would be established relative to other fringe area properties with surrounding industrial uses. Council, the Province, Federal Government and area residents through N.I.P and R.R.A.P. funding programs, had made a decision to rezone the Kiwassa area in order to stabilize and improve the residential component. The deletion of the subject properties would not contribute to that objective and could jeopardize the Neighbourhood Improvement Program by lowering the residential component to below the required 50 per cent.

Mr. Svend Robinson addressed Council on behalf of the owner of Lots 6 and 7 and advised Mr. Mache had been on vacation when the Public Hearing was held in February, and therefore, had not been in the position to request exclusion as had other property owners. The lots were inappropriate for residential use, being in a pocket with industrial uses to the east and south, and a railway right of way to the west. The houses on the lots were run-down and Mr. Mache intended to clear the lots and build a warehouse in connection with his business.

The Mayor called for speakers for or against the application and the following addressed the Council in opposition to the proposed rezoning:

- Mr. Don Berg, Chairman, Kiwassa N.I.P. Committee
- Ms. Anne Chan, Vice-Chairman, Kiwassa N.I.P. Committee
- Ms. Pat Raffety, Setacona Development Society
- Mr. Graham Cunningham, 1152 East Georgia Street
- Mr. David Lane, 1034 East Pender Street
- Ms. Pat Pope, 1033 Keefer Street
- Ms. Bessie Lee, S.P.O.T.A.
- Mr. Gary Chapman, Strathcona Community Centre Association
- Mr. Michael Goldberg, Kiwassa Neighbourhood Services

Mr. Frank Helden, Haida Drive Association, also addressed Council and requested Council's early consideration of the many problems plaguing the East End of Vancouver.

Members of Council questioned the Planning Department representatives on the situation regarding N.I.P. funding should the subject lots be deleted and the residential component fall below the 50 per cent requirement. Mr. Cornejo replied if Council rezoned the three lots back to industrial, the residential percentage would drop below the required percentage.

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However, a similar situation had existed in the Downtown Eastside because of mixed uses and in that situation, a special decision was made. The Director of Planning would be required to come back to Council with a report recommending further discussion with senior governments.

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy

THAT the application to rezone Lots 6, 7 and 8, Block 95, D.L. 181, Plan 196 (South Side of East Georgia Street) from RT-3 (Two Family District) to M-1 (Industrial District) be approved.

- CARRIED

(Alderman Rankin opposed)

During the foregoing discussion, the Mayor directed that material prepared by the Planning Department for future Public Hearings should include an explanatory note setting forth in clearly understandable language, pertinent information for the public relating to the items under consideration.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,
SECONDED by Ald. Brown

THAT the report of the Committee of the Whole be adopted and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Rezoning and Development By-law.

- CARRIED UNANIMOUSLY

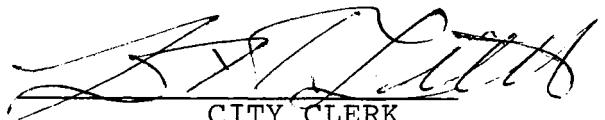
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The Special Council meeting adjourned at approximately 8:35 p.m. to reconvene IN CAMERA.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of July 11, 1978, adopted by Council on July 25, 1978.


MAYOR


CITY CLERK